



CITY OF MANCHESTER, NH
ZONING BOARD OF ADJUSTMENT
ONE CITY HALL PLAZA
MANCHESTER, NH 03101-2097
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April 18, 2003

**MANCHESTER ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING
Thursday, May 1, 2003
Aldermanic Chambers – City Hall – 3rd Floor – 6:00 PM
One City Hall Plaza
Manchester, NH 03101-2097**

(The public hearing will commence immediately upon the conclusion of the business meeting.)

1. Case #66-ZO-03 – Louis Kammer (Owner) proposes to subdivide and consolidates lots as depicted on proposed Subdivision plan and seeks a **variance** from Section 6.02 Minimum Lot Frontage of the Z.O., as per plans submitted December 19, 2002 at 983 Hall St.
Note: Violation of 6.02 results from the existing placement of home located at **983 Hall St.** so that lot width must be provided for a depth of 100' from Hall St. Intent of subdivision and consolidation to render existing non-conforming lot located on Peak St. conforming to all Zoning provisions.
2. Case #67-ZO-03 – Daniel Felch (Owner) proposes to change from storage use above garage (granted by variance, Case #114-ZO-02, to living space and seeks a **variance** from Section 11.04 (F) Expansion of non-conforming use of the Z. O., as per plans submitted March 25, 2003, at **344-346 East High St.**
3. Case #68-ZO-03 – **432 Kelley St.** – Subsequent Application to be acted upon at Business Meeting.
4. Case #69-ZO-03 – Robert Desmarais (Agent) proposes on a lot subject to consolidation, build a 34' x 26', 3-stall attached garage and seeks a **variance** from Section 6.07 side yard and rear yard setbacks of the Z.O., as per plans submitted March 18, 2003, at **226 Highland St.**
5. Case #70-ZO-03 – David Ehl (Owner) proposes to remove existing garage & replace with new 2-story garage; also maintain shed and porch attached to rear of garage and less than 4' from in-ground pool and a **variance** from Sections 6.07 side yard setback and 8.24 (A) (3) Accessory Structures of the Z.O., as per plans submitted March 17, 2003, at **323 Oak St.**

6. Case #71-ZO-03 – Attorney Donald A. Kennedy (Agent) proposes to remove stipulation on variance, Case #30-ZO-97, allowing for conversion of second floor to additional salon space and non-owner occupancy; also maintain awning with signage and seeks a **variance** from Sections 14.02 (B) (3) variances and 9.08 (signs) of the Z.O., as per plans submitted March 28, 2003, at **1224 Hanover St.**
7. Case #72-ZO-02 – Joyce Mazeika (Owner) proposes to convert garage into added living space (done without benefit of a permit by previous owner) and maintain parking in street yard and seeks a **variance** from Sections 10.09 (B) parking setbacks and 10.08 (C) driveway width of the Z.O., as per plans submitted March 24, 2003, at **125 Glen Forest Dr.**
8. Case #73-ZO-03 – Keith Bonenfant (Owner) proposes to build a 24' x 30' second floor addition and build an 18' x 24', two-story addition; also maintain a 6' x 8' shed and seeks a **variance** from Section 6.07 side yard setback and 8.24 (A) (3) Accessory Structures of the Z. O., as per plans submitted March 25, 2003, at **46 Manning St.**
9. Case #74-ZO-03 – Charles Wojcik (Owner) proposes to convert existing carport and porch to a 16 ½' x 28 ½', one-stall garage and seeks a **variance** from Section 6.07 side yard of the Z.O., as per plans submitted March 21, 2003, at **550 Proctor Rd.**
10. Case #75-ZO-03 – Howard Mooney (Owner) proposes to change existing front stairs and seeks a **variance** from Section 6.07 front yard of the Z.O., as per plans submitted March 25, 2003, at **999 So. Beech St.**
11. Case #76-ZO-03 – Donald Beecy (Owner) proposes to construct a 26' x 34', one-story addition for accessory dwelling unit with parking and seeks a **special exception** from Section 5.11 (L) 1 Accessory Dwelling Unit and a **variance** from Sections 8.21 (C,D,F) and 10.09 (B) parking setbacks of the Z.O., as per plans submitted April 3, 2003, at **73 Lee Ave.**
12. Case #77-ZO-03 – Mary Caron-Ernst (Owner) proposes to provide an exit from second level to grade with a 6' x 8' landing and stairs and seeks a **variance** from Section 6.07 side yard of the Z. O., as per plans submitted March 26, 2003, at 700 Pine St.
13. Case #78-ZO-03 – Marsha Jounay (Owner) proposes to build an 11' x 26', one-story addition for added living space and seeks a **variance** from Section 6.07 side yard setback, as per plans submitted April 8, 2003, at **803 River Rd.**
14. Case #79-ZO-03 – Steven Lessieur (Owner) proposes to build a 36.5' x 16.3' addition for accessory dwelling unit and a 12'-4" x 16'-4" addition to existing carport and seeks a **special exception** from Section 5.11 (L) (1) Accessory Dwelling Unit and a **variance** from Section 6.07 rear yard setback, 8.21 (D) parking and 10.09 (B) parking setbacks of the Z.O., as per plans submitted March 24, 2003, at **58 Devco Dr.**

15. Case #80-ZO-03 – Jon Clark (Agent) proposes to create a buildable lot on a lot subject to consolidation (Purchase St.) and on adjacent lot (93 Marguerite St.), maintain single family dwelling and seeks a **variance** from Section 6.07 rear yard and lot width at 93 Marguerite St. and Section 6.07 lot width at Purchase St. (Lot 40), as per plans submitted March 26, 2003, at **93 Marguerite St.**
16. Case #81-ZO-03 – Attorney Kathleen Sullivan (Agent) proposes to demolish structures and build new structures as a redevelopment of existing shopping center and seeks a **variance** from Sections 6.07 lot coverage, 10.08 (C) driveway width, 9.09 (A) (1) and 9.09 (A) (2) Signage of the Z.O., as per plans submitted April 8, 2003, at **490 Valley St./309-329 Lincoln St.**
17. Case #82-ZO-03 – Francine Balboni (Owner) proposes to build second story additions for accessory dwelling unit; also enclose existing porch and build additions for added living space seeks a **special exception** from Section 5.11 (L) (1) Accessory Dwelling Unit and a **variance** from Sections 6.07 front yard and rear yard setback, 8.21 (C & D) accessory dwelling, 10.03 number of parking spaces and 10.09 (B) parking setbacks of the Z.O., as per plans submitted February 25, 2003, at **81 Dexter St.**
18. Case #83 -ZO-03 – Christian Tofte, III (Agent) proposes to build a 3-story, 2-family dwelling on a lot subject to consolidation and fronting on an unaccepted street and seeks a **variance** from Section 11.04 (F) and 6.07 height in stories and Article 3.03 “Street” of the Z.O., and RSA 674:41 “Erection of Building”, as per plans submitted April 1, 2003, at **82 West St.**
19. Case #84-ZO-03 – Konstantin Scrivanos (Agent) proposes to build a 2,400 sq. ft., one-story restaurant with drive-through service and seeks a **variance** from Sections 5.10 (G) (6) use, 8.17 (B) driveway width and Article 3. “Lot Line Front”, “Primary Façade” of the Z.O., as per plans submitted March 27, 2003, at **855 Candia Rd.**
20. Case #85-ZO-03 – Ismail Kahya (Agent) proposes to convert from auto glass business to deli/bagel shop and convenience store and seeks a **variance** from Section 6.07 rear yard setback, 10.09 (B) parking setbacks, 6.08 (B) screening/buffers, 8.24 (A) accessory structures, 10.07 (G) landscaping and 9.08 (signs) of the Z.O., as per plans submitted April 7, 2003, at **373 Hanover St.**
21. Case #86-ZO-03 – Attorney Arthur Connelly (Agent) proposes to convert use of garage to storage of paving equipment and parking of company vehicles and seeks a **variance** from Section 5.10 (C) (2) use of the Z.O., as per plans submitted April 9, 2003, at **10 Auclair Ave.**

Kathy Payne, ZBA Clerk

Full text of the agenda items is on file for review in the ZBA office. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities.